

BILL NO. 88-87

COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

BILL NO. 88-87

Introduced by Council Member Fielder

Legislative Day No. 88-36 Date December 13, 1988

AN ACT to repeal and re-enact, with amendments, certain subsections of Section 267-36, heading, R, R1, R2, R3 and R4 Urban Residential Districts, of Article VI, heading, District Regulations, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to repeal and re-enact, with amendments, certain subsections of Section 267-53, heading, Specific Standards, of Article VIII, heading, Special Exceptions, of Part I, heading, Standards, of Chapter 267, heading, Zoning; to repeal and re-enact Use Table I, heading, Principal Permitted Uses for Specific Zoning Districts, of Section 267-32, heading, Principal Permitted Uses by District; to add new Table IIIA, heading, Design Requirements for Special Uses, R District, of Section 267-33, heading, Requirements for Specific Districts, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended, and to provide for the establishment of a new zoning district and for special exception standards within the R District.

By the Council, December 13, 1988

Introduced, read first time, ordered posted and public hearing scheduled

on: January 17, 1989

at: 6:00 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held

on January 17, 1989

and concluded on January 17, 1989

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.  
[Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 88-87

1 Section 1. Be It Enacted By The County Council Of Harford  
2 County that certain subsections of Section 267-36, heading,  
3 R, R1, R2, R3 and R4 Urban Residential Districts, of Article  
4 VI, heading, District Regulations, of Part I, heading,  
5 Standards, of Chapter 267, heading, Zoning, be, and it hereby  
6 is, repealed and re-enacted, with amendments, of Chapter 267,  
7 heading, Zoning, of the Harford County Code, as amended; that  
8 certain subsections of Section 267-53, heading, Specific  
9 Standards, of Article VIII, heading, Special Exceptions, of  
10 Part I, heading, Standards, of Chapter 267, heading, Zoning,  
11 be, and it hereby is, repealed and re-enacted with amendments  
12 to Chapter 267, heading, Zoning, of the Harford County Code,  
13 as amended; that Table I, heading, Principal Permitted Uses  
14 for Specific Zoning Districts, of Section 267-32, heading,  
15 Principal Permitted Uses by District, be, and it hereby is,  
16 added to Chapter 267, heading, Zoning, of the Harford County  
17 Code, as amended; that Table IIIA, heading, Design  
18 Requirements for Special Uses, R District, of Section 267-33,  
19 heading, Requirements for Specific Districts, be, and it  
20 hereby is, added to Chapter 267, heading, Zoning, of the  
21 Harford County Code, as amended; all to read as follows:

22 Chapter 267. Zoning.

23 Article VI. District Regulations.

24 Section 267-36. R, R1, R2, R3 and R4 Urban Residential  
25 Districts.

26 A. Purpose. These districts are intended to accommodate  
27 urban residential needs by providing for a wide range of  
28 densities and building types WHERE PUBLIC WATER AND SEWER ARE  
29 AVAILABLE. Conventional development with open space (COS)  
30 and planned residential development (PRD) are permitted where  
31 open space and environmental features are provided or  
32 preserved EXCEPT IN THE R DISTRICT.

1 B. General regulations. Minimum lot area, area per  
 2 dwelling or family unit, building setback from adjacent  
 3 residential lot lines, lot width, front, side and rear yard  
 4 and maximum building height, as displayed in [Tables IV  
 5 through VII,] TABLE IIIA THROUGH VII, shall apply, subject  
 6 to other requirements of this Part I.

7 C. Specific regulations. The following uses are  
 8 permitted, subject to the additional requirements below:

9 (1) Agriculture, on a lot of two (2) acres or more,  
 10 provided that not more than one (1) animal per acre shall be  
 11 permitted. Agriculture shall be permitted as an interim use  
 12 on any parcel pending its development for residential  
 13 purposes, provided that all buildings associated with this  
 14 use, including farmhouses, barns and silos, shall meet the  
 15 required minimum setbacks for principal uses.

Number of Animal Units	Setback From Adjacent Residential Lot (feet)
1 to 2	100
3 to 10	150
11 or more	200

16  
17  
18  
19  
20  
21  
22 (2) Urban residential uses, with densities ranging  
 23 from [one and eight-tenths (1.8)] ONE AND ZERO-TENTHS (1.0)  
 24 to fourteen and zero-tenths (14.0) dwelling units per gross  
 25 acre (du/ga), except high-rise apartment dwellings, which may  
 26 be developed to a maximum density of thirty and zero-tenths  
 27 (30.0) dwelling units per gross acre (du/ga). The permitted  
 28 density of development, the permitted dwelling unit types and  
 29 design requirements shall depend upon whether the development  
 30 is designed as a conventional development, conventional  
 31 development with open space (COS) or planned residential  
 32 development (PRD).

1 (a) Conventional development. Conventional  
2 residential development shall be permitted as of right in all  
3 urban residential districts.

4 (b) Conventional development with open space  
5 (COS) and minimum parcel area. Conventional development with  
6 open space shall be developed in accordance with the  
7 provisions of Article VII. The conventional development with  
8 open space shall be permitted in [all] urban residential  
9 districts R1, R2, R3, AND R4 BUT NOT PERMITTED IN THE R  
10 DISTRICT. The minimum parcel areas (MPA) required shall be  
11 as follows:

	MPA
District	(acres).
R1	15
R2	10
R3	5
R4	5

12  
13  
14  
15  
16  
17  
18 (c) Planned residential development (PRD). The  
19 planned residential development shall be developed in  
20 accordance with the provisions of Article VII. The planned  
21 residential development shall be permitted only in R3 and R4  
22 Districts.

23 (d) Maximum density by district and type of  
24 development. The maximum density permitted shall be as  
25 follows:

	Conventional	COS	PRD
District	(du/ga)	du/ga)	(du/ga)
R	1.0	NOT PERMITTED	NOT PERMITTED
R1	1.8	2.0	Not permitted
R2	3.5	4.5	Not permitted
R3	5.0	7.0	10.0
R4	8.0	10.0	14.0*



1 (a) In the urban residential districts, such  
2 facilities shall be a part of a conventional development with  
3 open space (COS) or a planned residential development (PRD).

4 (b) A buffer yard at least fifteen (15) feet  
5 wide shall be provided along any boundary with an adjacent  
6 residential lot and along any public road.

7 (5) Motor vehicle recreation and go-cart tracks.  
8 These uses may be granted in the AG and GI Districts,  
9 provided that:

10 (a) A minimum parcel area of twenty-five (25)  
11 acres is established.

12 (b) Proper sediment control measures are used  
13 for any stormwater runoff.

14 (c) The primary activity takes place a minimum  
15 of two hundred (200) feet from any adjacent residential lots.

16 (6) Riding stables, commercial or club. These uses  
17 may be granted in the AG District, provided that:

18 (a) No stable shall be located within two  
19 hundred (200) feet of any residential lot.

20 (b) A minimum parcel area of three (3) acres  
21 shall be established.

22 (7) Outdoor theaters. These uses may be granted in  
23 the AG District, provided that:

24 (a) Such theaters shall be for live productions  
25 only.

26 (b) All structures shall be located at least two  
27 hundred (200) feet from any adjacent residential lot.

28 (c) Parking areas shall be screened from  
29 adjacent residential lots.

30 (8) Indoor shooting ranges. These uses may be  
31 granted in the AG District, provided that:

1 (a) Adequate measures are taken to ensure that  
2 no loaded firearms will be brought into or taken out of the  
3 building.

4 (b) The sale, consumption or possession of  
5 alcoholic beverages on the premises is forbidden.

6 (c) Such range is constructed in such a manner  
7 as to eliminate danger to persons or property from flying  
8 projectiles.

9 (d) The manner and times of operation shall be  
10 such that there will be no resulting detrimental disturbances  
11 to neighboring uses.

12 (9) Golf driving ranges. These uses may be granted  
13 in the AG District, provided that:

14 (a) The use shall not be within fifty (50) feet  
15 of any lot line nor within two hundred (200) feet of any  
16 adjacent residential lot.

17 (b) A minimum parcel area of three (3) acres  
18 shall be provided.

19 (10) Trap, skeet, rifle or archery ranges, outdoor.  
20 These uses may be granted in the AG, CI and GI Districts,  
21 provided that:

22 (a) A minimum parcel area of seventy-five (75)  
23 acres shall be required for all rifle and pistol ranges. A  
24 minimum parcel area of twenty-five (25) acres shall be  
25 required for all trap, skeet and archery ranges.

26 (b) Discharging of firearms or release of arrows  
27 shall not be permitted within five hundred (500) feet of any  
28 property line.

29 (c) Such range is constructed in such a manner  
30 as to eliminate danger to persons or property from flying  
31 projectiles.

32

1 (d) The manner and times of operation shall be  
2 such that there will be no resulting detrimental disturbances  
3 to residential neighborhoods.

4 (e) The facilities shall be designed so that the  
5 topographic features of the parcel are used to enhance safety  
6 and minimize firearm noise.

7 (11) Indoor theaters. These uses may be granted in an  
8 AG District, provided that:

9 (a) Such theaters shall be for live productions  
10 only.

11 (b) The proposed use shall be located on an  
12 historic site or within an historic structure.

13 (c) Any historic structures renovated and uses  
14 shall be subject to review by the Historic District  
15 Commission.

16 (d) The project shall respond to and be  
17 protective of natural and historic features of the site.

18 (e) All structures shall be located at least two  
19 hundred (200) feet from any adjacent residential lot.

20 (f) Parking areas shall be screened from  
21 adjacent residential lots. Sufficient parking to accommodate  
22 all patrons on the site shall be provided.

23 (g) A minimum parcel area of three (3) acres is  
24 established.

25 (h) Activities or uses on the site shall be  
26 limited to those approved by the Board.

27 C. Institutional uses.

28 (1) Cemeteries, memorial gardens and crematories.  
29 These uses may be granted in any district, except the GI  
30 District, provided that:

1 (a) A minimum parcel of twenty (20) acres for  
2 cemeteries and memorial gardens shall be established, unless  
3 such uses are accessory to a house of worship.

4 (b) Structures used for interment, including  
5 mausoleums, vaults or columbariums, shall be set back not  
6 less than eighty (80) feet from any road bounding the  
7 cemetery and not less than fifty-five (55) feet from any  
8 other lot line.

9 (c) All graves or burial plots shall be set back  
10 not less than thirty (30) feet from any public road right-of-  
11 way and not less than fifty (50) feet from any adjacent lot  
12 line.

13 (d) Such use shall be subject to the approval of  
14 the State Department of Health and Mental Hygiene.

15 (2) Civil service clubs and fraternal organizations.  
16 These uses may be granted in the AG, RR, R1, R2, R3, R4 AND  
17 VR Districts, provided that

18 (a) Any building shall be at least one hundred  
19 (100) feet from any adjacent residential lot and at least  
20 fifty (50) feet from any other lot line. The front yard  
21 depth shall be at least one hundred (100) feet, except along  
22 roads with eighty-foot rights-of-way or more, where the front  
23 yard depth shall be at least fifty (50) feet.

24 (b) Total building coverage shall not be more  
25 than thirty percent (30%) of the parcel area.

26 (c) No parking area shall be located in any  
27 required front yard.

28 (d) A buffer yard of at least ten (10) feet  
29 shall be provided along any boundary with an adjacent  
30 residential lot, except that, if alcoholic beverages are  
31 served, then the buffer yard shall be at least fifty (50)  
32 feet.

1 (3) Community centers or assembly halls. These uses  
2 may be granted in the AG, RR, R, R1, R2, R3, R4 and VR  
3 Districts, provided that:

4 (a) Any building shall be at least one hundred  
5 (100) feet from any adjacent residential lot and at least  
6 fifty (50) feet from any other lot line. The front yard  
7 depth shall be at least one hundred (100) feet, except along  
8 roads with eighty-foot rights-of-way or more, where the front  
9 yard depth shall be at least fifty (50) feet.

10 (b) Total building coverage shall not be more  
11 than thirty percent (30%) of the parcel area.

12 (c) No parking space shall be located in any  
13 required front yard.

14 (d) A buffer yard of at least ten (10) feet  
15 shall be provided along any boundary with an adjacent  
16 residential lot.

17 (4) Day-care centers. These uses may be granted in  
18 the AG, RR, R, R1, R2, R3, R4 and VR Districts, provided  
19 that:

20 (a) A minimum parcel area of one-half (1/2) acre  
21 is established.

22 (b) Access to the facility shall be from an  
23 arterial or collector road, with all outdoor play areas  
24 located in a solid fenced or screened area in the rear of the  
25 building.

26 (c) The operation may be conducted in a  
27 previously existing structure, or, if a new structure is  
28 constructed, the architecture of the building shall be  
29 harmonious with other architecture within the neighborhood.

30 (5) Fire station, with assembly halls. This use may  
31 be granted in the AG, RR, R, R1, R2, R3, R4 and VR Districts,  
32 provided that:

1 (a) A minimum parcel area of three (3) acres is  
2 established.

3 (b) Any building shall be at least one hundred  
4 (100) feet from any adjacent residential lot and at least  
5 fifty (50) feet from any other lot line. The front yard  
6 depth shall be at least one hundred (100) feet, except along  
7 roads with eighty-foot rights-of-way or more, where the front  
8 yard depth shall be at least fifty (50) feet.

9 (c) Total building coverage shall not be more  
10 than thirty percent (30%) of the parcel area.

11 (d) No parking space shall be located in any  
12 required front yard or less than fifty (50) feet from any  
13 adjacent residential lot.

14 (e) A buffer yard of at least ten (10) feet  
15 shall be provided along any boundary with an adjacent  
16 residential lot.

17 (6) Hospitals. These uses may be granted in the R2,  
18 R3, R4 and VR Zones, provided that:

19 (a) A minimum parcel area of fifteen (15) acres  
20 is established.

21 (b) The hospital complies with all applicable  
22 rules and regulations of the State Department of Health and  
23 Mental Hygiene.

24 (c) The hospital must be serviced by public  
25 water and sewer systems.

26 (d) Any structure is located at least two  
27 hundred (200) feet from any adjacent residential lot.

28 (e) Any parking area shall be at least fifty  
29 (50) feet from any adjacent residential lot.

30 (f) Access to the use shall be from an existing  
31 or proposed arterial or collector road.

32

1 (7) Schools, colleges and universities. These uses  
2 may be granted in any district, except the GI and ORI  
3 Districts, provided that:

4 (a) Schools, colleges and universities which  
5 offer any general academic instruction at levels above the  
6 eighth grade must have:

7 [1] A parcel area of at least three (3)  
8 acres, plus eight hundred seventy-five (875) square feet of  
9 parcel area for each student in excess of fifty (50).

10 [2] A parcel frontage of at least three  
11 hundred (300) feet.

12 [3] A front yard depth of at least fifty  
13 (50) feet, a side yard depth equal to at least two (2) times  
14 the height of the tallest institutional building located on  
15 the parcel which is proximate to the side lot line and a rear  
16 yard depth of at least fifty (50) feet.

17 (b) Kindergartens must have:

18 [1] A parcel area of at least twenty  
19 thousand (20,000) square feet per fifteen (15) students or  
20 fraction thereof.

21 [2] A parcel frontage of at least one  
22 hundred (100) feet.

23 [3] A front yard depth of at least forth  
24 (40) feet, a side yard depth equal to at least the height of  
25 the tallest institutional building located on the parcel  
26 which is proximate to the side yard and a rear yard depth of  
27 at least forty (40) feet.

28 (c) All other educational institutions must  
29 comply with the following:

30 [1] Where the maximum attendance at any  
31 one (1) time does not exceed forty (40) students, such  
32 institution must have:

1 [a] A parcel area of at least twenty  
2 thousand (20,000) square feet per fifteen (15) students or  
3 fraction thereof.

4 [b] A parcel frontage of at least  
5 one hundred fifty (150) feet.

6 [c] A front yard depth of at least  
7 forty (40) feet, a side yard depth equal to at least the  
8 height of the tallest institutional building located on the  
9 parcel which is proximate to the side yard and a rear yard  
10 depth of at least forty (40) feet.

11 [2] Where the maximum attendance at any  
12 one (1) time exceeds forty (40) students, such institution  
13 must have:

14 [a] A parcel area of a least three  
15 (3) acres, plus seven hundred (700) square feet for each  
16 student in excess of sixty (60).

17 [b] A parcel frontage of at least  
18 two hundred (200) feet.

19 [c] A front yard depth of at least  
20 fifty (50) feet, a side yard depth equal to at least two (2)  
21 times the height of the tallest institutional building  
22 located on the parcel which is proximate to the side yard and  
23 a rear yard depth of at least fifty (50) feet.

24 (d) School buses shall be garaged or shall be  
25 stored in an area to the rear of the main building and  
26 adequately screened.

27 (e) A buffer yard ten (10) feet wide shall be  
28 provided along the boundary with an adjacent residential lot.

29 E. Natural resource uses.

30 (1) Mineral extraction and processing. These uses  
31 may be granted in the AG, RR, R, R1, R2, R3, R4, VR, VB, B1,  
32 B2 and B3 Districts, provided that:

1 (a) A permit for such use has been approved by  
2 the State Department of Natural Resources.

3 (b) No building or structure shall be located  
4 within one hundred (100) feet of any road right-of-way or  
5 adjoining property line.

6 (c) No washing, crushing, processing, blasting  
7 or similar operation shall be conducted within two hundred  
8 (200) feet of any road right-of-way or adjacent residential  
9 lot.

10 (d) Existing trees and ground cover along public  
11 road frontage shall be preserved, maintained and supplemented  
12 by selective cutting, transplanting and addition of trees,  
13 shrubs and other ground cover for the depth of the front yard  
14 setback. Where it is determined that landscaping is not  
15 practical because of soil and/or operation conditions, other  
16 screening shall be provided.

17 (e) Any use authorized as a conditional use  
18 pursuant to Board of Appeals approval prior to the effective  
19 date of Bill No. 82-14, as amended shall comply with the  
20 conditions as previously established. Any use authorized  
21 after the effective date of Bill No. 82-14, as amended, may  
22 proceed, subject to the conditions of this section. Where a  
23 conditional use or special exception has been granted, any  
24 modification or change of operations affecting the conditions  
25 or expansion of the use shall be subject to approval by the  
26 Board of Appeals.

27 (2) Sawmills. These uses may be granted in the AG  
28 and B3 Districts, provided that:

29 (a) A minimum parcel area of ten (10) acres is  
30 required.

31 (b) Noise shall not become a nuisance to the  
32 neighborhood.

1 F. Residential uses.

2 (1) Apartments dwellings, garden, mid-rise and high-  
3 rise. These uses may be granted in the R4 and B3 Districts,  
4 provided that:

5 (a) A minimum parcel area of not less than five  
6 (5) nor more than fifteen (15) acres shall be established.

7 (b) The density shall not exceed twenty (20)  
8 dwelling units per acre for mid-rise apartments and thirty  
9 (30) dwelling units per acre for high-rise apartments, and  
10 the maximum building coverage shall be forty percent (40%) of  
11 the total parcel for mid-rise apartments and thirty percent  
12 (30%) of the total parcel for high-rise apartments.

13 (c) The location is suitable for apartment  
14 dwellings with regard to traffic, access, efficiency and  
15 convenience of land use and safety.

16 (d) The proposed project is designed with  
17 properly arranged traffic flow and parking, buildings which  
18 are compatible and harmonious with surrounding uses, minimum  
19 obstruction to the view of those who live in the surrounding  
20 area and no adverse effect upon adjoining or surrounding  
21 properties.

22 (e) The open space shall constitute at least  
23 thirty-five percent (35%) of the parcel area, of which at  
24 least forty percent (40%) shall be suitable for and devoted  
25 to active recreation.

26 (f) Any area not used for buildings, structures  
27 or parking shall be landscaped and properly maintained.

28 (g) In the B3 District, apartment dwelling  
29 structures shall be able to provide retail and service uses  
30 primarily intended for the future residents to the extent of  
31 one thousand (1,000) square feet of gross floor area for  
32 every one hundred (100) dwelling units within the project.

1 Business uses shall be located on only the first two (2)  
2 floors of any building. No more than one (1) restaurant or  
3 bar shall be permitted. No freestanding signs advertising  
4 the business uses shall be allowed.

5 (2) Camps, retreats and recreational vehicle parks.  
6 These uses may be granted in the AG District, provided that:

7 (a) Recreational vehicle parks shall contain  
8 electrical and water outlets for individual sites, one (1) or  
9 more central sanitary stations, toilets and shower  
10 facilities.

11 (b) The parcel shall have a minimum frontage of  
12 two hundred (200) feet on a collector or arterial road.

13 (c) Maximum density permitted shall be ten (10)  
14 campsites or rooms per acre, with a minimum campsite size of  
15 three thousand (3,000) square feet. All campsites shall be  
16 at least fifty (50) feet from any property line.

17 (d) One (1) freestanding sign, not more than  
18 fifty (50) square feet in area and not more than twenty-five  
19 (25) feet in height, shall be permitted along each road  
20 frontage. Building-identification signs shall be attached to  
21 buildings and shall not exceed a total of ten (10) square  
22 feet.

23 (e) The only permitted permanent residential  
24 occupancy shall be for the resident owner or manager.

25 (3) Cottage houses. A second dwelling on a single  
26 lot may be granted in the AG, RR, R1, R2, R3, R4 and VR  
27 Districts, provided that:

28 (a) The second dwelling shall be of a temporary  
29 nature. The use shall terminate and the dwelling shall be  
30 removed within sixty (60) days when the need no longer exists  
31 or if the primary parcel is transferred or assigned. Either  
32

1 the permanent dwelling or the second dwelling shall be  
2 occupied by a grandparent, parent, child, brother or sister  
3 or aunt or uncle of the owner and resident residing on the  
4 primary parcel.

5 (b) The occupant of the permanent dwelling or  
6 the temporary second dwelling shall be more than sixty-two  
7 (62) years old and have a disabling physical or mental  
8 condition which requires continued care and attention.

9 (c) The primary parcel shall be a minimum area  
10 of fifteen thousand (15,000) square feet. The cottage house  
11 shall meet the setbacks for accessory buildings.

12 (d) If such dwellings are mobile homes, skirting  
13 of a compatible material shall substitute for a foundation.

14 (e) The applicant shall submit to the Zoning  
15 Administrator a statement from a physician as to the  
16 continued need based on the original approval every two (2)  
17 years. Within sixty (60) days prior to the expiration of the  
18 two-year approval period, the Department shall notify the  
19 applicant that the cottage house approval will expire at the  
20 end of the approval period. Failure of the applicant to  
21 provide the Department with a statement from a physician will  
22 result in termination of the cottage house approval. To  
23 reestablish cottage house approval, the applicant shall  
24 obtain Board of Appeals approval.

25 (f) Prior to the Department of Planning and  
26 Zoning's accepting an application for a cottage house, the  
27 applicant shall provide the Department with a letter of  
28 approval from the Harford County Department of Health,  
29 stating that the water and sewer facilities for the cottage  
30 house meet State Health Department Requirements.

31 (g) Cottage house approval shall not be grounds  
32 or evidence for hardship for future use variances.

1 (4) Country inns and resorts. These uses may be  
2 granted in the AG, RR, R, R1, R2, R3, R4 and VR Districts,  
3 provided that:

4 (a) The country inn or resort shall provide  
5 eating and sleeping facilities for at least three (3) guests  
6 on a daily or weekly short-term basis.

7 (b) The project shall be responsive to the  
8 natural and historic features of the parcel.

9 (c) Any historic structures renovated and used  
10 shall be subject to review by the Historic District  
11 Commission.

12 (5) Group homes. These uses may be granted in the  
13 AG, R, RR, R1, R2, R3, R4 and VR Districts, provided that:

14 (a) A minimum parcel area of three (3) acres is  
15 required in the AG District. A minimum parcel area of two  
16 (2) acres is required in the RR, R and R1 Districts.

17 (b) The intensity of the group quarters is  
18 limited to eight (8) residents per acre of the parcel.

19 (6) Mobile homes. These uses may be granted in the  
20 R3, R4, VR, VB, B1, B2 and B3 Districts, provided that:

21 (a) The main roof of each unit shall be pitched,  
22 having at least one (1) foot of rise for each four (4) feet  
23 of horizontal. The roofing material shall be compatible with  
24 residential dwellings within the neighborhood in which the  
25 mobile home is to be located.

26 (b) The exterior finish of the unit shall be of  
27 a color, material and scale which are harmonious with the  
28 existing residential dwellings within the neighborhood in  
29 which the mobile home is to be located. In no case shall the  
30 degree of reflectivity of exterior finishes exceed that of  
31 semigloss white paint. Siding, trim and features shall be  
32

1 compatible with other materials used in construction of the  
2 mobile home unit.

3 (c) The mobile home unit shall be placed on a  
4 permanent foundation in accordance with the manufacturer's  
5 specifications. Installation shall include a positive  
6 surface water drainage away from each unit.

7 (d) All wheels, axles, transporting lights and  
8 removable towing apparatus shall be removed from each unit  
9 prior to occupancy.

10 (e) The lot size and yard requirements  
11 applicable to a single-family detached dwelling in the  
12 respective zoning district shall apply to mobile homes.

13 (f) In the VR and VB Districts, mobile homes  
14 shall have a minimum width of twenty-four (24) feet and a  
15 minimum length of forty-eight (48) feet.

16 (7) Nursing homes. These uses may be granted in the  
17 AG, RR, R, R1, R2, VR, VB and B1 Districts, provided that:

18 (a) A minimum parcel area of five (5) acres is  
19 established and a maximum building coverage of forty percent  
20 (40%) of the parcel is provided.

21 (b) The setbacks of the district for  
22 institutional uses shall be met.

23 (c) The density shall not exceed twenty (20)  
24 beds per acre of the parcel.

25 (8) Personal-care boarding homes. These uses may be  
26 granted in the AG, RR, R, R1, R2, R3, R4, VB and VR  
27 Districts, provided that:

28 (a) The proposed use shall be located in a  
29 single-family detached dwelling.

30 (b) The proposed use meets the minimum lot size  
31 requirements for a conventional single family residence in  
32 the district where located.

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(c) A maximum density of one (1) boarder per two thousand (2,000) square feet of lot area shall be maintained.

(d) Adequate off-street parking shall be provided.

(e) Where an application is for construction of a new dwelling, the building shall be similar in appearance to other single-family dwellings in the neighborhood.

Section 2. And Be It Further Enacted, that this Act shall take effect sixty (60) calendar days from the date it becomes law.

EFFECTIVE: April 17, 1989

*The Secretary of the Council does hereby certify that fifteen (15) copies of this Bill are immediately available for distribution to the public and the press.*

*Doris Loulsen*, Secretary

88-87

BY THE COUNCIL

BILL NO. 88-87

Read the third time.

Passed LSD 89-5 (February 14, 1989)

Failed of Passage \_\_\_\_\_

By Order

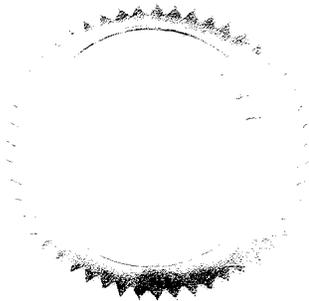
Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive for his approval this 15th day of February, 1989 at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



[Signature]  
County Executive  
Date 2-15-89

BY THE COUNCIL

This Bill, (No. 88-87), having been approved by the Executive and returned to the Council, becomes law on February 15, 1989.

Doris Poulsen, Secretary

EFFECTIVE: April 17, 1989

88-87

HARFORD COUNTY  
TABLE IIIA: DESIGN REQUIREMENTS FOR SPECIFIC USES  
R - RESIDENTIAL DISTRICT

USE CLASSIFICATION	MINIMUM LOT AREA	MINIMUM AREA PER DWELLING OR FAMILY UNIT	MINIMUM BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT (FEET)	MINIMUM LOT WIDTH OF BUILDING LINE (FEET)	MINIMUM FRONT YARD DEPTH (FEET)	MINIMUM SIDE YARD WIDTH EACH (FEET)	MINIMUM REAR YARD DEPTH (FEET)	MAXIMUM HEIGHT
AMUSEMENTS	5 ACRES		100	200	50	40	80	30
INSTITUTIONAL	2 ACRES		50	150	50	50	50	30
NATURAL RESOURCES	2 ACRES		50	150	50	50	50	35
RESIDENTIAL	1 ACRE	1 ACRE		150	50	40	60	35
TRANSIENT HOUSING	1 ACRE							
TCU	5 ACRES		25	200	100	80	80	30
PUBLIC UTILITY FACILITIES			25		25	25	25	30
SEWAGE PUMPING STATIONS			200		25	25	25	30